035.0	0001	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	912,200 / 912,200
					USE VALUE:	912,200 / 912,200
					ASSESSED:	912,200 / 912,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39	-41	HILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZEWDIE ALMAZ
Owner 2:	DEJENE SARA & SELAM
Owner 3:	
Street 1:	39 HILTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AHMED DEJENE Y -
Owner 2:	ZEWDIE ALMAZ -
Street 1:	39 HILTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Aluminum Exterior and 2556 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5096.000	542,500	3,100	366,600	912,200
Total Card	0.117	542,500	3,100	366,600	912,200
Total Parcel	0.117	542,500	3,100	366,600	912,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.89 /Parcel: 356.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 23913
GIS Ref:
GIS Ref:
Insp Date: 11/01/18

!2830!

PREVIOUS ASSESSMENT

Parcel ID: 035.0-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	542,500	3100	5,096.	366,600	912,200		Year end	12/23/2021
2021	104	FV	518,500	3100	5,096.	366,600	888,200		Year End Roll	12/10/2020
2020	104	FV	518,700	3100	5,096.	366,600	888,400	888,400	Year End Roll	12/18/2019
2019	104	FV	386,400	3100	5,096.	332,300	721,800	721,800	Year End Roll	1/3/2019
2018	104	FV	386,400	3100	5,096.	315,100	704,600	704,600	Year End Roll	12/20/2017
2017	104	FV	363,200	3100	5,096.	275,000	641,300	641,300	Year End Roll	1/3/2017
2016	104	FV	363,200	3100	5,096.	234,900	601,200	601,200	Year End	1/4/2016
2015	104	FV	324,900	3100	5,096.	217,700	545,700	545,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:07:20

LAST REV

Date	Time
04/02/19	14:40:31
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2830

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AHMED DEJENE Y,	1523-82		3/1/2018	Estate/Div		No	No		
SEGOOL JAMES R	1330-150		12/15/2006	Change>Sale	420,000	No	No		
SEGOOL RITA T	1271-27		7/12/2003	Family	100	No	No		
SEGOOL RITA T	1081-63		8/16/1991	Family		No	No		
	1053-8		3/1/1989		1	No	No		A

USER DEFINED

Prior Id # 1:	23913
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/13/2016	1532	Window/S	3,796	C				
3/12/2007	137	Manual	4,000			G8	GR FY08	cover walls in kit
2/13/2007	95	Inter-De	19,000			G8	GR FY08	
2/2/2007	73	Add Bath	16,000			G8	GR FY08	finish attic w/ 3
12/22/2006	1109	Manual				G8	GR FY08	patch single roof
10/20/2006	905	Manual	5,000			G8	GR FY08	RE-BUILD FRONT POR

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
2/2/2009	Meas/Inspect	294	PATRIOT
2/5/2007	MLS	HC	Helen Chinal
2/24/2000	Meas/Inspect	263	PATRIOT
8/12/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5096		Sq. Ft.	Site		0	64.	1.12	3									366,645						366,600	

Total AC/HA:	0.11699	Total SF/SM:	5096	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	366,645	Spl Credit		Total:	366,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06079805
Const Adj.:	0.98145747
Adj $ / SQ:	187.403
Other Features:	124000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	666440
Depreciation:	123958
Depreciated Total:	542482

COMMENTS

TQS 3 BR 1 3/4 BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

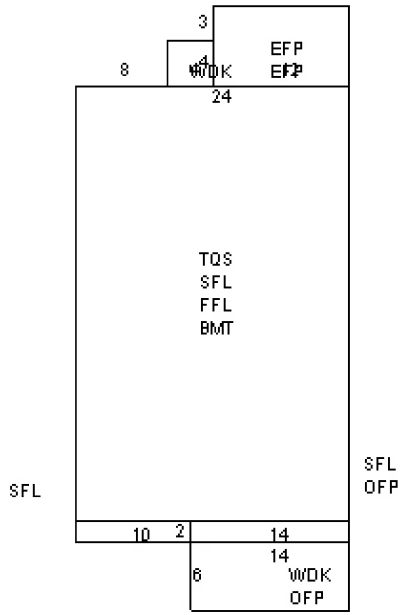
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	7	4	
Totals			
2	12	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	187.40
Special Features:	0	Val/Su Net:	140.98
Final Total:	542500	Val/Su SzAd	212.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	960	187.400	179,907
BMT	Basement	912	56.220	51,273
FFL	First Floor	912	187.400	170,912
TQS	3/4 Story	684	187.400	128,184
EFP	Enclos Porch	168	42.630	7,161
OFP	Open Porch	112	30.650	3,433
WDK	Deck	100	15.700	1,570

Net Sketched Area:	3,848			Total:	542,440
Size Ad	2556	Gross Area	4076	FinArea	2556

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

035.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1922	28.89	T	40	104			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:		Total:	3,100

IMAGE

AssessPro Patriot Properties, Inc